[Highlights in red relating to Hospitality industry (Board copy only)]

5-De	STAFF RPT PO		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW ACT Yes = accept chan No= leave draft
A-6	A-76	2-102(F)	Minimum acreage required for use	PC	Change Section 2-102(F) to allow more than one principal use on a parcel with the required minimum lot size being the greater of the minimum acreage requirements listed in Section 5-600 for each of the principal uses.	Yes No
A-8,9	A-79	Table 2-102	Tenant Dwelling, Guest House, Caretakers' Qtrs permitted	PC	Amend district regulations to remove Tenant Dwelling, Guest House & Caretakers' Quarters from permitted uses.	Yes No
A-11	A-82	Table 2-102	Banquet Facility Minor Special Exception use	PC	Permit Banquet Facility as permitted use.	7.
A-12	A-82	Table 2-102	Private Club or Lodge not in use table.	PC	Change use table to allow Private Club or Lodge as a Special Exception use in the AR1 and AR2 districts.	Yes No
A-12	A-82- A-83	Table 2-102		PC as amended by BOS/COW	Eliminate distinction between Bed and Breakfast Homestay and Inn and allow Bed and Breakfast as permitted use regardless of size (hosting of private parties by MSPEX)	Yes No
A-12	A-83	Table 2-102	Country Inn permiteed or special exception use depending on acreage	Amended by BOS/COW	Change use table in AR1 and AR2 to specify Country Inn as by right use regardless of size (hosting of parties by MSPEX).	Yes No
4-11	A-83	Table 2-102	Rural Retreat by right use	Amended by BOS/COW	Rural Retreat as Minor Special Exception Use	
-14	A-85	2-103(A)(3)(d)	8% maximum lot coverage	PC	Increase the lot coverage for the base density option from 8% to 11% in the AR1 and AR2 districts.	Yes No
A-16&18	A-86- A-89	2-103(B)(1)(a) and 2-103(C)(1)(a)	Amount of acreage needed to subdivide	Staff	It is proposed that these sections be revised to clarify that the amount of acreage needed to subdivide is based on the acreage in existence at the time of development and prior to right of way dedication. This language is consistent with similar language in the RR-1 and RR-2 district regulations: (a) General. A landowner may exercise this option on a site consisting of a	Yes No
-19	A-90	2-103(C)(3)(a)	Maximum number of lots in a cluster = 25	PC	minimum of 20 acres prior to development. Eliminate the 25 lot per cluster requirement	
-20	A-91	2-103(C)(3)(d)	Minimum Lot Size 40,000 sq. ft.	PC	Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater 1/2 acre minimum with on site water & off site wastewater	Yes No
-20	A-90- A-91	2-103(C)(3)(b) & (c)	No longer applicable recommendation	Staff	No minimum lot size with off site water and off site wastewater If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between	Yes No
-20,22		2-103(C)(3)(e),(f)	Minimum lot width, Length to Width Ratio, Yards	Staff as amended	Clusters should be deleted as they would then be unnecessary. If the Board adopts the recommendation of the Planning Commission to reduce the	NA NA
23	A-93	2-103(7)		by BOS/COW	minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width.	Yes No
-25	A-96	2-106	Existing Lots of Record	Staff	(3) 15 foot minimum side yard.	
				िञ्खा	The draft text for the AR-1 and AR-2 districts addresses three methods of subdividing	Yes No

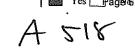
STAFF SPECIFIC ZO RPT PG SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft) property with use, lot, and building requirements associated with each type. Staff	BOS COW ACT Yes = accept chan No= leave draft
			notes that existing lots of record are not addressed and recommends that a section be added to the AR-1 and AR-2 districts to clearly state the permitted uses and lot	

4-2 (8-24)(9)(4) 2-25(7-24)(9)	STAF RPT P		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS CON Yes = acce No= leave	pt change
					requirements for existing lots of record, including lots recorded under the hamlet subdivision option as follows: Add Section 2-106. Existing Lots of Record. (A) Lots existing as of (insert date of ordinance adoption) shall be permitted the uses identified in Table 2-102: AR-1 Agricultural Rural-1 District Use Table and shall follow the lot and building requirements for the Base Density Division option as identified in Section 2-103(A). (B) Hamlet Lots. For lots recorded prior to (insert date of ordinance adoption) and developed		
					under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots shall follow the requirements in effect as of the date the lots were recorded.		
A-28	A-99	Section 2-200 AR-2	I and the second	The state of the s			
A-30&31		2-202(F)	Minimum acreage required for use	PC	Add Section 2-202(F) and renumber 2-202(A)-(F) to allow more than one principal use on a parcel with the required minimum lot size being the greater of the minimum acreage requirements listed in Section 5-600 for each of the principal uses.	Yes [] No
	A-102	Table 2-202	Tenant Dwelling, Guest House, Caretakers' Qtrs permitted	PC	Amend district regulations to remove Tenant Dwelling, Guest House & Caretakers' Quarters from permitted uses.	Yes] No
A-33	A-105	Table 2-202	Banquet Facility Minor Special Exception use	PC	Permit Banquet Facility as permitted use rather than Minor Special Exception.	Sweet Same	
A-33	A-105	Table 2-202	Private Club or Lodge not in use table.	PC	Change use table to allow Private Club or Lodge as a Special Exception use in the AR1 and AR2 districts.	Yes Yes	No No
A-34	A-106	Table 2-202		PC as amended by BOS/COW	Eliminate distinction between Bed and Breakfast Homestay and Inn and allow by right (Hosting of private parties by MSPEX)	Yes	No
A-34	A-106	Table 2-202		Amended by BOS/COW	Change use table in AR1 and AR2 to specify Country Inn as by right use regardless of size (Hosting of private parties by MSPEX)	Yes	No
1-33	A-106	Table 2-202	Rural Retreat by right use	Amended by BOS/COW	Rural Retreat as Minor Special Exception Use		
x-36	A-109	2-203(A)(3)(d)	8% maximum lot coverage	PC	Increase the lot coverage for the base density option from 8% to 11%	Yes	No
A-37 &A-40	A-110- A-112	2-203(B)(1)(a) and 2-203(C)(1)(a)	Amount of acreage needed to subdivide	Staff	It is proposed that these sections be revised to clarify that the amount of acreage needed to subdivide is based on the acreage in existence at the time of development and prior to right of way dedication. This language is consistent with similar language in the RR-1 and RR-2 district regulations: (a) General. A landowner may exercise this option on a site consisting of a minimum of 20 acres prior to development.	Yes Yes	No No
\-39	A-111	2-203(B)(4)(a)	Principal and Subordinate Lots	Staff	Revise language for consistency with AR-1 language.		
<u>-40</u>	A-113	2-203(C)(2)(h)	Open Space:85%	PC	70% in AR-2, RR-2	Yes	No
41.8-40	A-113	2-203(C)(3)(a)	Maximum number of lots in a cluster = 25	PC	Flimings the 25 lot per cluster requirement	Yes	No
x-41&42	A-114	2-203(C)(3)(d)	Minimum Lot Size 40,000 sq. ft.		Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater 1/2 acre minimum with on site water & off site wastewater	Yes Yes	No
A-41	A-114	2-203(C)(3)(b) & (c)	Number of Clusters & Distance Between Cluster No longer applicable recommendation	Staff	No minimum let aim 14 cm to	Yes Yes NA	No No

	STAFF RPT PG	SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION	BOS COW ACT Yes = accept char
1,42 3	A-114- A-117	2-203(C)(3)(e)&(f) 2-203(C)(7)	Minimum lot width, Length to Width Ratio, Yards	Staff as amended by BOS/COW	(where different from Board Draft) If the Board adopts the recommendation of the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width,	No=leave draft YesNo
5	A-119	2-206	Existing Lots of Record	Staff	(A) Lots existing as of (insert date of ordinance adoption) shall be permitted the uses identified in Table 2-202: AR-2 Agricultural Rural-2 District Use Table and shall follow the lot and building requirements for the Base Density Division option as identified in Section 2-203(A). (B) Hamlet Lots. For lots recorded prior to (insert date of ordinance adoption) and developed under a hamlet subdivision, such lots shall follow the requirements for the Base Ifollows:	Yes No
		Section 2-150 RR-1 2-154(A)(2)	We the second second			
	A-121- A-122	2-154(A)(3) and (4) 2-154(A)(5)	Maximum number of lots in a cluster = 25 Number of Clusters & Distance Between Cluster	PC Staff	If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between Clusters should be deleted as they would then be unnecessary	Yes No
			Minimum Lot Size 40,000 sq. ft.	PC	Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater 1/2 acre minimum with on site water & off site wastewater No minimum lot size with off site water and off site wastewater	Yes No
	A-125 [2-154(A)(8) & 2-154(B)(5) [2-154(A)(9) & 2-154(B)(5) in June draft]	Permitted and Special Exception Uses	Staff	The Plenning Committee of the Property of the	Yes No
			haida Damarad G	m Droft	recommendation should also apply to the RR-1 and RR-2 districts. If so, Section 2-154(A)(9) Rural Residential Lots, Permitted Uses (d) Bed and breakfast	
	A-122& 2	LVM LUST 2-154(A)(6) & (7)	Minimum lot size, Length to Width Ratio, Yards	Om Wens	homestay and Section 2-154(B)(5) Rural Economy Lots, Permitted Uses (g) Bed and breakfast homestay, (h) Caretaker's residence, and (n) Guest House should also be deleted.	

STAFF RPT PC		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW Yes = accept
				yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio. (2) No minimum let width	No= leave dr
A-123	2-154(A)(8) [2-154(A)(9) in June]	Uses - Camping Trailers	Waters	(3) 15 foot minimum side yard. Can camping trailers be parked on the property? Only temporarily? Allow campers to be parked in RR-1 and RR-1.	Yes
A 121	Section 2-250 RR-2				NA-Section 5
A-131 A-131	2-253(G) 2-254(A)(2)	Open Space:85%	PC	70% Open Space	Yes Yes
A-132	2-254(A)(2) 2-254(A)(3) and (4)	Maximum number of lots in a cluster = 25 Number of Clusters & Distance Between Cluster No longer applicable recommendation	PC Staff	Eliminate the 25 lot per cluster requirement If the Board adopts the recommendation of the PC to eliminate the maximum number of lots in a cluster, the requirements of Number of Clusters and Distance Between	Yes Yes
A-132	2-254(A)(5)	Minimum Lot Size 40,000 sq. ft.	PC	Clusters should be deleted as they would then be unnecessary. Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater	Yes
				1/2 acre minimum with on site water & off site wastewater No minimum lot size with off site water and off site wastewater	Yes
A-135	2-254(A)(8) & 2-254(B)(5) [2-254(A)(9) & 2-254(B)(5) in June	Permitted and Special Exception Uses	Staff	The Planning Commission recommended changes to the AR-1 aand AR-2 districts regarding combining Bed and breakfast homestay and Bed and breakfast inn and to combine Caretaker's residence, Guest house and Tenant dwelling into one use	Yes Yes
	draft]			Accessory dwelling. If the Board accepts the Planning Commission's recommendation	
	RR Dist	tricts Removed fr	om Draft	regarding the AR-1 and AR-2 districts, the Board may want to discuss whether this recommendation should also apply to the RR-1 and RR-2 districts. If so, Section 2-154(A)(9) Rural Residential Lots, Permitted Uses (d) Bed and breakfast homestay and Section 2-154(B)(5) Rural Economy Lots, Permitted Uses (g) Bed and breakfast homestay, (h) Caretaker's residence, and (n) Guest House should	
	2-254(A)(8)	Uses - Camping Trailers	Waters	also be deleted. Can camping trailers be parked on the property? Only temporarily? Allow campers to	
	[2-254(A)(9) in June]			be parked in RR-1 and RR-1.	Yes Yes
A-135	2-254(A)(6) & (7)		Staff as amended by BOS/COW	If the Board adopts the recommendation fo the Planning Commission to reduce the minimum lot size in a cluster subdivision based on the types of water and wastewater serving the site, lot requirements such as minimum lot width, minimum	NA-Section 5-
				yard, and length to width ratio may need to be adjusted. Amend ordinance to require (1) no length to width ratio, (2) No minimum lot width,	
A-135	2-254(B)(5)	Uses - Camping Trailers	W	[(3) 15 foot minimum side yard.	
			Waters	Can camping trailers be parked on the property? Only temporarily? Allow campers to be parked in RR-1 and RR-1.	Yes
	Section 5-500 Temporary	y Uses/Zoning Permits	CONTRACTOR OF THE STATE OF THE	Too between the text-1, shift text-1.	NA-Section 5-
	5-500(A)(2)		PC	Allow permit for temporary dwelling to be extended by the Zoning Administrator in 6 month increments	Yes
	5-500(C)	Temporary Special Events	PC	Delete reference to "temporary"	
250	5-500(C)(1) & (2)	Exempt Activities - fewer than 100 persons, 24 per year	PC	Delete applicability and exempt activities	Yes Yes
A-250 :	5-500(C)(2)	Exemption for Special Events Approved as part	PC	Edits to Special Exception Uses	Yes

	STAFF	SPECIFIC ZO	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION	BOS COW ACTION Yes = accept change
	RPT PG	SECTION			(where different from Board Draft)	No= leave draft
A 167	A 250	C 500(G)(D)	of a Special Exception Use			TO TENER OF THE
A-157	A-250	5-500(C)(2)		PC	Delete reference to "temporary"	Yes No
A-157	A-251	5-500(C)(3)		PC	Edit permitted locations	Yes No
A-157-159		5-500(C)(4), 5-500(C)(5)		PC	Delete "temporary"	Yes No
4 150	253	1 (1)(0)	1			163 140
A-159	A-253	5-500(C)(8) and (9)	Non-exempt events 10 events with no required time	PC	Reduce the number of days between events from 30 to 14 and delete "temporary"	Yes No
			between		"temporary"	103
A 100	1 0/5	Section 3-000 Additional	Regulations for Specific Uses			
A-160		5-600	Modifications by full Special Exception	PC	Modifications to Standards within 5-600 by Minor Special Exception	Yes No
A160-162	A-265-			PC	Delete distinction between Bed and Breakfast Homestay and Bed and	Yes No
A 160	271	2 201(1)			Breakfast Inn and combine into Bed and Breakfast.	ies No
A-160		5-601(A)		PC	Delete standards for Bed and Breakfast Homestay	Yes No
A-160		5-601(A)		PC	Rename Bed and Breakfast Inn to Bed and Breakfast	Yes No
A 160		[5-601(B) in June]				1es No
A-160	A-266	5-601(B)(2)		PC	Allow persons who are not overnight guests to be served food at the	Yes No
1 160 161	1.065	[5-601(A)(2) in June]			facility,	Yes No
A-160-161	A-267	5-601((B)(3)	Allow Bed and Breakfasts to host private parties	Amended by BOS/COW	Allow Bed and Breakfasts to host private parties by Minor Special	Yes No
A 1/1	1.060	[5-601((A)(3) in June]			Exception	I tes No
A-161		5-601(A)(6)(a)		PC	Decrease maximum number of bedrooms from 20 to 10.	Yes No
A 1/1		[5-601(B)(6)(a) in June]				res No
A-161	A-268	5-601(A)(6)(a)		PC	Decrease the minimum acreage required for Bed and Breakfast Inn to	Yes No
		[5-601(B)(6)(a) in June]			5 acres for a maximum of 7 rooms and 10 acres for a maximum of	ies No
A-220	A 200	34 1, 5 40			10 rooms	
A-220		Moved to 5-642	Indoor Parties	Amended by BOS/COW	Permit indoor private parties and meetings with capacity equal to	Yes No
		[5-601(B)(6)(b) in June]	Moved to Banquet Facility Sec 5-642		approved capacity as determined by the Unified Statewide Building	I Tes No
A-221	A 260	M14 5 640			Code (USBC) [regulations now referenced in Banquet Facility Standards]	
A-221	A-268	Moved to 5-642	Outdoor Parties	Amended by BOS/COW	Permit outdoor private parties with maximum number of attendees	Yes No
		[5-601(B)(6) in June]	Moved to Banquet Facility Sec 5-642		ranging from 50 to 350 based on acreage (10 acres to 75 acres)	140
A-162	A-268	5 601(A)(6)(I)			[regulations in Banquet Facility Stds]	
A-102		5-601(A)(6)(h) [5-601(B)(6)(g) in June]	Measurement of Sound from Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed at the nearest	Yes No
A-220		Moved to 5-642	Dist. D. i. a. C. C. i.		residential structure	1 110
A-220			Distance Requirement for Outdoor Areas	Amended by BOS/COW	Require 500 foot setback from outdoor party area to adjacent	Yes No
A-162		[5-601(B)(6)(e) in June] 5-601(B)(2)	Moved to Banquet Facility Sec 5-642		residence property line. [In Banquet Facility Standards]	110
1 102		[5-601(C)(2) in June]	Country Inn	Amended by BOS/COW	Permit Banquet/ Event facilities [by Minor Special Exception]	Yes No
A-162		5-601(B)(3)		50		
		[5-601(C)(3) in June]		PC	Permit a maximum of 10% of the gross floor area of the establishment	Yes No
A-162		5-601(B)(4)	Country Inn	D.C.	to be used for day treatment, spa facilities.	
		[5-601(C)(4) in June]	Country Hill	PC	Easement for parcel not on state maintained road must allow use	Yes No
A-164		5-601(B)(4)(h)	Measurement of Sound from Residential Structure	C4 - 56		
		[5-601(C)(4)(h) in June]	moderation of Sound Holli Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed	Yes No
A-162			Country Inn	PC	at the nearest residential structure	
	1	[5-601(C)(5) in June]	Country Ittil	FC	Must have safe access from state maintained road	Yes No
A-163		5-601(B)(6)(a)		PC		
ı		V 7V-7X-9		E 📞	Permit Country Inn of up to 40 rooms on 25 acres.	Yes Pagelo6



	STAFF		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION	BOS COWA
	RPT PG				(where different from Board Draft)	Yes = accept cl
1.60	4 0.770	[5-601(C)(6)(a) in June]			(mere different from board Draft)	No=leave draf
-163	A-272	5-601(B)(6)		PC as amended by BOS	Require Country Inn to have a minimum of 10 rooms (with a	
		[5-601(C)(6) in June]		Draft by staff: Restaurant	banquet/event facility option) or a minimum of 4 rooms and a	Yes W
220	1.000			component by MSPEX	restaurant open to the public.	
-220	A-272	Moved to 5-642		Amended by BOS/COW	Permit indoor private parties and meeting at Country Inns	
		[5-601(C)(7)(b) in June]	Moved to Banquet Facility Sec 5-642	(by MSPEX)	with capacity equal to approved capacity as determined by the	Yes
					Unified Statewide Building Code (USBC)	
201					[regulations now in Banquet Facility Stds]	
-221	1	Moved to 5-642		Amended by BOS/COW	Permit outdoor private parties at Country Inns with maximum ranging from 50 to 350	
		[5-601(C)(7) in June]	Moved to Banquet Facility Sec 5-642	(by MSPEX)	based on acreage (10 ac to 75 ac).	Yes
					[regulations in Banquet Facility Standards]	
-163	A-273	5-601(B)(7)(c)	Yard Standard	Amended by BOS/COW	Require 250 feet from all-lot-lines but not less than 500 feet from	
		[5-601(C)(7)(e) in June]		,	an existing dwelling on a separate lot yard of 250' from all	Yes Yes
					residential lot lines	
eleted	A-273			Staff as amended by	To make this section consistent with the proposed amendment to the B&B	
		[5-601(C)(7)(e) in June]		BOS/COW	standards, staff has recommended language. Section regarding	Yes 1
					outdoor area setback deleted	
164	A-273	5-601(B)(7)(e)		PC		
		[5-601(C)(7)(g) in June]			Allow two entrances for Country Inn, rather than one as currently in ordinance	Yes N
164		5-601(B)(7)(h)	Noise	PC as amended by	Noise - limit outdoor music.	
		[5-601(C)(7)(j) in June]		BOS/COW	Add-cross-reference to Section 5-1507.	Yes N
164		5-601(c)(8)(h)	Measurement of Sound from Residential Structure	Staff		
		[5-601(D)(8)(h) in June]			Revise to measure sound at the property line rather than as proposed at the nearest residential structure	Yes N
167	A-277	5-602	Tenant Dwelling	PC		
					Delete AR from the list of Districts where Tenant Dwellings permitted.	Yes N
178	A-288	5-613(D)	Accessory Dwelling	PC as amended by	Delete minimum lot gize for one units allows a U.S. 1 1 1 1 1 2 2	
				BOS/COW	Delete minimum lot size for one unit; allow an additional unit on 10 20 or more acres	Yes N
178	A-288	5-613(G)	Accessory Dwelling	PC as amended by	Allow additional units in rural districts for each 25 acres in excess of 10 20	
			_ 	BOS/COW	Allow additional units in fural districts for each 25 acres in excess of 40 20	Yes N
179	A-289	5-614(B)	Small Business - Definitions	Staff as amended by	It is recommended that DD be in-sected to the state of	
				BOS/COW	It is recommended that RR be inserted into the list of districts.	Yes N
179	A-289	5-614(D)	Small Business Uses Permissible by SPEX	Staff as amended by	The droft taxt odds DD 1 and DD 2 to the Paris to the droft taxt odds DD 1 and DD 2 to the Paris to the droft taxt odds DD 1 and DD 2 to the Paris taxt odds DD 1 and DD 2 to the DD 2 to	
				BOS/COW	The draft text adds RR-1 and RR-2 to the districts that permit small businesses. As	Yes N
				1202,007,	the RR districts are intended to be residentially oriented, repair service and contractors	
					businesses are not proposed to be permitted as small businesses in the RR districts. The following is recommended as better wording:	
	1 1				tonowing is recommended as better wording:	
					"Small huginages and marking the	
					"Small businesses not meeting the criteria of Section 5-614(C) may be allowed by special	
					exception, granted by the Board of Supervisors upon recommendation of the Planning	
					Commission. Special exception applications made pursuant to this Section are subject to the	
					procedures and standards established in Section 6-1300 as well as to the uses, standards and	
					restrictions that follow. The following uses may be approved as "small businesses" in the AR-	
					1. AR-2, RR-1, RR-2, A-3, A-10, TR, CR, JLMA, and PD-CV zoning districts.	
					(1) Business service occupations. (2) Personal service occupations.	
					14.44	

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A-194 A-304 5-619(D)(2) & (II) Rural Agriculture, Horicotture and Animal Husbandry A-308 5-626 Agriculture, Horicotture and Animal Husbandry A-309 5-636 Agriculture, Horicotture and Animal Husbandry A-309 5-636 Agriculture, Horicotture and Animal Husbandry A-320 5-636 Agriculture, Horicotture and Animal Husbandry A-321 5-638 Public Safety Use Safety A-322 5-638 Public Safety A-323 5-648 5-648 Bandward Animal Husbandry A-324 5-638 Bandward Animal Husbandry A-325 5-648 Bandward Animal Husbandry A-326 5-648 Bandward Animal Husbandry A-327 5-648 5-648 Bandward Animal Husbandry A-328 5-648 5-648 Bandward Animal Husbandry A-329 5-648 5-648 Bandward Animal Husbandry A-329 A-331 5-648 5-648 Bandward Animal Husbandry A-329 A-331 5-648 5-648 Bandward Animal Husbandry A-329 A-331 5-648 5-6		STAFI RPT PO		BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION	Yes	= ассер	ACTIO t change
Staff						 (3) Repair service occupations, office only in RR-1 and RR-2. (4) Contractors and contracting, office only in RR-1 and RR-2. (3) Professional office-based services. (4) Studios for fine arts and crafts. 	No=	leave d	cafi
A-199 A-308 5-626 Agriculture, Herticulture and Animal Husbandry A-199 A-308 5-626 Agriculture, Herticulture and Animal Husbandry Stuff Dark tunchlose recommendation to decrease the funitionum pared size for Agriculture floriture floriture and Animal Husbandry Dark text includes recommendation to decrease the funitionum pared size for Agriculture floriture floriture and Animal Husbandry A-211 A-322 5-635(P)(2) Measurement of Sound from Residential Structure (Furinground) A-215 A-324 5-638 Public Settey Uses Stuff Text Dark on ensure sound at the property line rather than as proposed at the nearest residential structure (Furinground) A-325 5-640(G) Measurement of Sound from Residential Structure (Furinground) A-326 5-640(G) Measurement of Sound from Residential Structure (Conference & Thinking Genter) A-327 5-640(G) Measurement of Sound from Residential Structure (Conference & Thinking Genter) PC Change name to "Banquer Facility" Event Facility" PC Change name to "Banquer Facility" Event Facility" A-327 5-640(B) Banquer Facility PC Change name to "Banquer Facility" Event Facility" PC Change name to "Banquer Facility" Event Facility Event	A-194	A-304	5-619(D)(2) & (E)	Rural Agricultural Corporate Retreat	Stoff	(6) Except as provided above, no retail or wholesale commercial businesses are permitted.			
A-210 A-322 5-635(F)(2) Measurement of Sound from Residential Structure (Fuirground) A-221 A-322 5-635(F)(2) Measurement of Sound from Residential Structure (Fuirground) A-221 A-324 A-325 F-645(A)(B), (B), (H) Banquer Facility A-222 A-331 5-642(A)(B), (B), (H) Banquer Facility PC Change hours of persons at indoor private party based on accesspancy A-223 A-334 5-653 Landscaping Standards for Specific Uses A-245 A-345 S-653 Landscaping Standards for Specific Uses A-246 A-345 A-345 S-653 Landscaping Standards for Specific Uses A-247 A-348 Report Commended than the property line rather than as proposed at the nearest A-258 A-345 S-653 Landscaping Standards for Specific Uses A-259 A-345 S-653 Landscaping Standards for Specific Uses A-260 A-345 A-345 S-653 Landscaping Standards for Specific Uses A-261 A-345 A-345 S-656(A) County Club PC A-345 Caping Manager A-345 S-656(A) County Club PC A-345 Caping Manager A-345 S-656(A) County Club PC A-345 Caping Manager A-345 S-656(A) County Club PC A-345 A-345 S-656 A-345 S-656(A) County Club PC A-345 A-345 S-656 A-345 S-656(A) County Club PC A-345 A-345 S-656(A) County Club PC A-345 A-345 S-656(A) County Club PC A-345 A-345 S-656(A) County Club PC A-346 A-345 S-656(A) County Club PC A-347 A-348 A-345 S-656(A) County Club PC A-348 A-345 S-656(A) County Club PC A-348 A-345 S-656(A) County Club PC A-349 A-345 S-656(A) County Club PC A-349 A-345 S-656(A) County Club PC A-340 A-345 S-656(A) County Club PC A-341 A-342 A-345 S-656(A) County Club PC A-342 A-345 S-656(A) County Club PC A-344 A-345 S-656(A) County Club PC A-345 A-345 S-656(A) County Club PC A-346 A-345 S-656(A) County Club PC A-347 A-348 A-345 S-656(A) County Club PC A-348 A-345 S-656(A) County Club PC A-348 A-345 S-656(A) County Club PC A-349 A-346 A-345 S-656(A) County Club PC A-340 A-346 A-345 S-656(A) County Club PC A-341 A-342 A-345 S-656(A) County Club PC A-342 A-345 S-656(A) County Club PC A-344 A-345 S-656(A) County Club PC A-345 A-346 A-346 S-656(A) County Club PC A-34			(2)	Asian Agricultura Corporate Retreat	Stati	allows modifications through the special exception process and the cited sections also provide for modications to the Rural Corporate Agricultural Retreat through the		Yes] No
A-211 A-322 S-635(F(2) Measurement of Sound from Residential Structure [Feirground] A-325 Public Safety Uses Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure Fine ZORC recommended that the minimum lot size for a public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety use to reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience and a text 2 acres is insufficient for public safety use to reduce deform a sufficient for public safety use to reduce deform a sufficient for public safety use to reduce deform a sufficient for public safety use to reduce the nearest residential structure Lace 1 A-321 A-342 A-345 A-34			5-626	Agriculture, Horticulture and Animal Husbandry	Staff	Draft text includes recommendation to decrease the minimum parcel size for Agriculture Horticulture and Animal Husbandry from 3 acres to 2 acres. Staff does not concur with this proposed reduction and suggests that the minimum lot size either remain at 3 acres or be increased to 5 acres to be consistent with the minimum accreage required for the Land Use Assessment Program.		Yes	No
A-34- A-325 A-326 A-327 A-328 A-329 A-329 A-329 A-320 A-331 A-340 A-320 A-331 A-341 A-320 A-331 A-342 A-331 A-344 A-353 A-345 A-346 A-329 A-346 A-329 A-346 A-345 A-346 A-345 A-346 A-345 A-346 A-347 A-346 A-347 A-346 A-347 A-346 A-347 A-346 A-347 A-348 A-346 A-348 A-346 A-348 A-346 A-347 A-346 A-347 A-346 A-347 A-348					Staff	Revise to measure sound at the property line rather than as proposed at the nearest		Yes	No
A-219 A-329 S-040(G) Measurement of Sound from Residential Structure Staff Revise to measure sound at the property line rather than as proposed at the nearest Yes	A215		5-638		Staff	The ZORC recommended that the minimum lot size for a public safety use be reduced from 3 acres to 2 acres and this change has been incorporated into the draft text. Recent experience demonstrates that 2 acres is insufficient for public safety sites.		Yes	No
A-220 A-331 5-642(A), (B), (E), (H) Banquet Facility PC Change name to "Banquet Facility" Yes A-220 A-331 5-642(A) Banquet Facility PC Change name to "Banquet Facility" Yes A-220 A-231 5-642(A) Banquet Facility PC Change nours of operation Yes A-221 A-332 5-642(I)(a) Banquet Facility PC Number of persons at indoor private party based on occupancy Yes A-221 A-332 5-642(I)(b) Banquet Facility PC Number of persons at outdoor parties based on acreage Yes A-223 A-344 5-652(B)(2) Measurement of Sound from Residential Structure Staff The revision is recommended as there is currently no sotback specified for a Level IV Camp. Recommend add: (B)(2) 300 feet. Revise to measure sound at the property line rather than as proposed at the nearest residential structure A-233 A-344 5-653 Landscaping Standards for Specific Uses Staff as amended by BOS/COW The proposed danguage allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed of canopy trees per IO0 linical feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. A-234 A-345 5-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards Manual provisions regarding waivers apply Yes Yes A-233 A-345 5-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards In provisions regarding waivers apply Yes Yes A-233 A-345 5-656(COL)		A-329			Staff	Revise to measure sound at the property line rather than as proposed at the nearest		Yes	No
A-220 A-331 5-642(N) Banquet Facility PC Change hours of operation A-221 A-332 5-642(N) Banquet Facility PC Number of persons at indoor private party based on occupancy A-224 A-335 5-642(N) Banquet Facility PC Number of persons at indoor private party based on acreage A-226 A-331 5-642(N) Banquet Facility PC Number of persons at outdoor parties based on acreage A-227 A-238 A-344 5-652(B)(2) Camp, Day and Boarding A-238 A-344 5-652(B)(2) Measurement of Sound from Residential Structure Staff The revision is recommended as there is currently no setback specified for a Level IV Camp. Recommend add: (B)(2) 300 feet. A-238 A-344 5-653 Landscaping Standards for Specific Uses Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requires screening of the parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linical feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. A-234 A-345 5-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards Manual provisions regarding waivers apply Yes A-226 5-664(CD)(1) PC Revise Intensity/Character table			5-642(A),(B),(E),(H)		PC		December		v
A-221 A-332 5-642(I)(b) Banquet Facility PC Number of persons at indoor private party based on occupancy Yes A-221 A-335 5-642(I)(b) Banquet Facility PC Number of persons at outdoor parties based on acreage Yes A-233 A-344 5-652(B)(2) Camp, Day and Boarding Staff The revision is recommended as there is currently no setback specified for a Level IV Camp. Recommend add: (B)(2) 300 feet. Revise to measure sound at the property line rather than as proposed at the nearest residential structure A-233 A-344 5-653 Landscaping Standards for Specific Uses Staff as amended by BOS/COW The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed anneal mental matter, this proposed damendments when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linical feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. A-346 S-653 Landscaping Standards for Specific Uses Staff It is recommended that the existing screening standards remain in place. Yes A-234 A-345 S-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards Manual provisions regarding waivers apply Yes A-238 A-352 S-660(A) Country Club PC Revise Intensity/Character table				Banquet Facility					No
A-231 A-332 S-642(I)(b) Banquet Facility PC Number of persons at outdoor parties based on acreage Yes A-224 A-335 S-645(B)(2) Camp, Day and Boarding Staff The revision is recommended as there is currently no setback specified for a Level IV Camp. Recommend add: (B)(2) 300 feet. Revise to measure sound at the property line rather than as proposed at the nearest residential structure A-233 A-344 S-653 Landscaping Standards for Specific Uses Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linical feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. A-345 S-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards Manual provisions regarding waivers apply Yes A-238 A-352 S-660(A) Country Club PC Revise Intensity/Character table		A-331-	5-642(I)(a)	Banquet Facility					No
A-335 5-645(B)(2) Camp, Day and Boarding Staff The revision is recommended as there is currently no setback specified for a Level IV Yes 1 A-340 5-652(B)(2) Measurement of Sound from Residential Structure Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure Yes 1 A-341 5-653 Landscaping Standards for Specific Uses Staff as amended by BOS/COW BOS/COW BOS/COW BOS/COW Staff as amended by parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zonian effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. It is recommended that the existing screening standards remain in place. It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommended that the word "surround" replace "circumnavigate" Yes It is recommen	A-221	A-332	5-642(I)(b)	Banquet Facility		Number of persons at author parties based on occupancy			No
A-344 5-653 Landscaping Standards for Specific Uses Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure Staff Revise to measure sound at the property line rather than as proposed at the nearest residential structure The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requires screening of the parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linical feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. 1 It is recommended that the word "surround" replace "circumnavigate" 1 It is recommended that the word "surround" replace "circumnavigate" 1 It is recommended that the word "surround" replace "circumnavigate" 1 It is recommended that the word "surround" replace "circumnavigate" 1 It is recommended that the word "surround" replace "circumnavigate" 2 It is recommended that the word "surround" replace "circumnavigate" 3 It is recommended that the word "surround" replace "circumnavigate" 4 It is recommended that the word "surround" replace "circumnavigate" 5 It is recommended that the word "surround" replace "circumnavigate" 5 It is recommended that the word "surround" replace "circumnavigate" 6 It is recommended that the word "surround" replace "circumnavigate" 7 It is recommended that the word "surround" replace "circumnavigate" 8 It is recommended that the word "surround" replace "circumnavigate" 9 It is recommended that the word "surround" replace "circumnavigate" 9 It is recommended that the word "surround" replace "circumnavigate" 9 It is recommended that the word "surround" replace "circumnavigate" 9 It is recommended that the word "surround" re						The revision is recommended as there is currently no setback specified for a Level IV			No No
Landscaping Standards for Specific Uses Staff as amended by BOS/COW The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requires screening of the parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linieal feet is not an effective buffer for outdoor storage areas. It is recommended that the existing screening standards remain in place. A-233 A-345 5-653 Landscaping Standards for Specific Uses Staff It is recommended that the word "surround" replace "circumnavigate" Yes 1 Yes 1 Yes 2 Yes 2 Yes 3 A-345 5-660(A) Country Club PC Revise Intensity/Character table				Measurement of Sound from Residential Structure	Staff	Revise to measure sound at the property line rather than as proposed at the nearest		res	No
A-234 A-345 5-654 Road Access Standards for Specific Uses Staff It is recommended that the word "surround" replace "circumnavigate" A-238 A-352 5-660(A) Country Club PC Clarify all Facility Standards Manual provisions regarding waivers apply A-238 A-352 5-660(D) Revise Intensity/Character table				Landscaping Standards for Specific Uses		The proposed amendments would require screening for adjacent lots of 4 acres or less in size. As a practical matter, this proposed change no longer requires screening of the parking area (canopy trees do not provide an effective buffer by themselves). Further, the proposed language allows for the Zoning Administrator to waive the requirement when it really isn't a buffer in the first place. In addition, the proposed 6 canopy trees per 100 linieal feet is not an effective buffer for outdoor storage areas. It is	Y	es	No
A-234 A-345 5-654 Road Access Standards for Specific Uses PC Clarify all Facility Standards Manual provisions regarding waivers apply Yes NA-238 A-352 5-660(A) Country Club PC Revise Intensity/Character table				Landscaping Standards for Specific Uses	Staff	It is recommended that the word "currented" realises "-i			
A-238 A-352 5-660(A) Country Club PC Revise Intensity/Character table			5-654			Clarify all Facility Standards Manyal provision 1			No
A 252 IS GOODD VIV		A-352	5-660(A)			Pevice Intensity/Character table			No
PC Increase FAR to 0.04 to be consistent with other increases in FAR Yes page	\-238	A-352	5-660(B)(1)		PC	T DID OOL			No

A 520

	STAFF RPT PG	SPECIFIC ZO SECTION	BOARD DRAFT	RECOMMENDER	PLANNING COMMISSION RECOMMENDATION (where different from Board Draft)	BOS COW AC Yes = accept cha No= leave draft	пине
A-238-9	A-353	5-660(B)(4)		PC	recommended throughout Section 5-600. Adjust percentages for uses within the Country Club such as Banquet/Conference and Restaurant/Dining.	Yes N	
A-252-3 A-239-40	A-353 A-353	5-660(C)(1) & (D)(2) 5-660(E)		PC PC	Delete reference to conservation design. Buffer the use from adjacent properties not within the same development.	Yes N	
A-239-40	A-353	5-660(C)(2) 5-660(C)(3)		PC PC	Edit requirement to screen structures on ridgeline Delete paragraph	Yes N Yes N	lo
4-240	1	5-660(G) Section 5-1400 Landscap	ing and Buffering	PC	Edit water and sewer standards.	Yes N	
200		5-1406(E)(2)	Special Situations	Staff - RR now N/A	Add RR-1 and RR-2 to the list of districts that are exempt from providing a Type 3 buffer with berm along an arterial road.	Yes No	0
-289	4-407	5-1409(I) Article 8 Definitions	Buffer Yard Waivers and Modifications	Staff	It is recommended that the word "surround" replace "circumnavigate"	Yes No	0
-347	A-469		Accessory Building	PC as amended by BOS/COW	Revise definition to allow subordinate buildings of not more than the greater of 70% of the gross floor area of the principal structure or 2,500 sq. ft max 2,500-10,000 sq ft	Yes No	o
-347 -347	A-469 A-469		Banquet/Event Facility	PC	Revise definition to clarify that food may be prepared on site (not just heated) and use may be an ancillary component of some uses.	Yes No	0
347	A-469		Bed and Breakfast Homestay Bed and Breakfast (Inn)	PC PC	Delete Definition Revise to allow 3-10 guest rooms and facility may provide food service for overnight guests or other transient guest attending meetings or private parties.	Yes No	
348 348	A-469 A-469		Country Inn Dwelling, Accessory	PC	Revise to allow meeting rooms, banquet/event facilities, 4-40 guest rooms.	Yes No)
348	A-470		Private Parties	PC as amended by BOS/COW PC	Revise definition to permit the lessor of maximum of 2,500 sq. ft. or or 70% of principal dwelling. Add definition for events that are not open to the public and are by	Yes No	· ·
350	A-471		Special Event	Staff as amended by BOS/COW	invitation only. Revise definition to clarify that special event is open to the public and requires a temporary event permit.	Yes No	_
-350	A-471		Special Event	Staff as amended by BOS/COW	Reword to clarify what constitutes a special event versus a private party.	Yes No	